

MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM

NR Eligible: yes X
no

Property Name: Elias Livezey Horse Farm Complex Inventory Number: BA-2073

Address: Thomas Wilson Center, Mt. Wilson City: Pikesville Zip Code: 21208

County: Baltimore County USGS Topographic Map: Reisterstown

Owner: State Highway Administration

Tax Parcel Number: Tax Map Number: Tax Account ID Number:

Project: MHT/MDOT Survey, 1981 Agency: MHT/MDOT

Site visit by MHT staff: X no yes Name: Date:

Eligibility recommended X Eligibility not recommended

Criteria: A B X C D Considerations: A B C D E F G None

Is the property located within a historic district? X no yes Name of District:

Is district listed? no yes Determined eligible? no yes District Inventory Number:

Documentation on the property/district is presented in:
Maryland Inventory Form BA-2073

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

The Elias Livezey Horse Farm complex consists of a barn, a cottage, and a summer kitchen, which are fine examples of the Queen Anne style popular in the United States from ca. 1876-1900, and a corn crib, which is a characteristic example of the so-called New England or traditional American type. The buildings appear to be remnants of a horse farm complex which dates from the mid-1870s, and which during the 1880s and perhaps later, comprised the maintenance plant of the Thomas Wilson Sanitarium for Children.

Prepared by: Richard D. Meyer (MHT) Date Prepared:

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended X Eligibility not recommended

Criteria A B X C D Considerations A B C D E F G None

MHT Comments:

Mark R. Edwards

Reviewer, Office of Preservation Services

Reviewer, NR Program

April 14, 1981

Date

4/6/01

Date

BA-2073

Elias Livezey Horse Farm Complex
near Pikesville, Md.
public (restricted)

late 19th C.

The complex consists of a barn, a cottage, and a summer kitchen, which are exceptional examples of the Queen Anne style popular in the United States from ca. 1876-1900, and a corn crib, which is a characteristic example of the so-called New England or traditional American type. Particularly noteworthy are the enormous tie beam/Queen post framing systems of the barn, the row of fluted cast iron columns supporting its floor, the proliferation of Eastlake lattice work and brackets on the exterior of the cottage and art glass windows of its stairhall, and the oversized chimney of the summer kitchen. During the 1880s and perhaps later, the complex comprised the maintenance plant of the Thomas Wilson Sanitarium for Children.

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC: Elias Livezey Horse Farm Complex: Barn (A); Cottage (B);
AND/OR COMMON: Summer Kitchen (C); & Corn Crib (D).

2 LOCATION

STREET & NUMBER

Thomas Wilson Center, Mt. Wilson Lane

CITY, TOWN

Mt. Wilson

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

☒ VICINITY OF Pikesville

2

STATE

Maryland

21112

CODE

COUNTY

Baltimore

CODE

3 CLASSIFICATION

CATEGORY

☐ DISTRICT
☒ BUILDING(S)
☐ STRUCTURE
☐ SITE
☐ OBJECT

OWNERSHIP

☒ PUBLIC
☐ PRIVATE
☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS
☐ BEING CONSIDERED

STATUS

☒ OCCUPIED
☐ UNOCCUPIED
☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED
☐ YES: UNRESTRICTED
☐ NO

PRESENT USE

☒ AGRICULTURE
☐ MUSEUM
☐ COMMERCIAL
☐ PARK
☐ EDUCATIONAL
☒ PRIVATE RESIDENCE
☐ ENTERTAINMENT
☐ RELIGIOUS
☐ GOVERNMENT
☐ SCIENTIFIC
☐ INDUSTRIAL
☐ TRANSPORTATION
☐ MILITARY
☐ OTHER:

4 OWNER OF PROPERTY

NAME: Maryland State Dept. of Transportation (301) 383-4145
State Highway Administration (Office of Real Estate)

STREET & NUMBER

501 St. Paul Place

CITY, TOWN

Baltimore

VICINITY OF

Maryland

STATE

21202

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Baltimore County Court House

Liber#: 3961
Folio#: 020

STREET & NUMBER

CITY, TOWN

Towson, Maryland

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None

DATE

DEPOSITORY FOR
SURVEY RECORDS

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCAL

CITY, TOWN

STATE

CONDITION

CHECK ONE

CHECK ONE

—EXCELLENT
—GOOD
☒FAIR

—DETERIORATED
—RUINS
—UNEXPOSED

—UNALTERED
☒ALTERED

☒ORIGINAL SITE
—MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Elias Livezey Horse Farm Complex is located on a nearly level site in the Gwynns Falls valley abutting the eastern slope of Mt. Wilson (ca. 140' of local relief) ca. 500' NW of Mt. Wilson Lane (Md. Rte. 400), and ca. 400' SW of the Western Maryland Railway, near Pikesville, Baltimore County, Maryland. The complex consists of a large barn, cottage, summer kitchen, and corn crib. Each are described in detail below:

The barn (A) is a heavy timber-frame block with a slightly projecting central bay, a masonry base, and a cross-gabled roof with lantern. The base is distinguished by red brick quoins and edging around all openings, with interspersed panels of coursed stonework. The foundation is pierced by several doors and double-hung sash windows along the east facade. Supporting the floor above is a single row of fluted cast iron columns along the NW-SE axis. The block is distinguished by two major and two transverse tie beam/Queen post framing systems. Exterior wall surfaces, covered in a combination of white vertical board and batten sheathing and imbricated shingles divided by grey string courses, are liberally pierced by tall rectangular openings. Some are fully glazed with small rectangular panes, as those flanking the central bay door in the SW facade; others, as those along the NE facade, have glazed upper portions and louvered lower portions; while still others, as those along the NW facade and the scaled-down groups of the gabled ends, are entirely louvered. The roof is of grey slate with occasional decorative courses of red and white diamond shapes. Gable ends are notable for their jerkin-head form, as are the four louvered dormers flanking them. The small lantern, surmounting the crossing, has louvered sides similar to those of the openings below. A steep pyramidal roof is ornamented with brackets and capped with a filigreed lightning rod. The two silos along the NW facade and the shed adjoining the SE facade appear to be later additions.

The cottage (B) is a 2½ story T-shaped block set on a stone foundation with a cross-gabled roof and a central brick chimney near the crossing. Ancillary parts include: a 2-story projection on the SW facade with its own gabled roof which slopes to the first story level, forming a door stoop; a 1½-story projection to the east which on its NE facade contains the principal doorway; and a corner porch to the NE and SE, which no longer exists. For the most part double-hung sash windows are regularly disposed, their upper portions characterized by a distinctive geometric design of individual panes. Major exceptions are: beneath the SW facade gable where there is a semi-circular window, and on the SE facade, where most notably, there is a triple grouping of elongated casements on the first story, and square windows containing art glass, on the second. Wall surfaces, embellished by several string courses, are sheathed in white horizontal boards, presently covered with asbestos siding, on the first story and white imbricated shingles above that. The roof is of

See continuation sheet,

P ID	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 187-

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Elias Livezey Horse Farm complex consists of a barn, a cottage, and a summer kitchen, which are fine examples of the Queen Anne style popular in the United States from ca. 1876-1900, and a corn crib, which is a characteristic example of the so-called New England or traditional American type. The buildings appear to be remnants of a horse farm complex which dates from the mid-1870s, and which during the 1880s and perhaps later, comprised the maintenance plant of the Thomas Wilson Sanitarium for Children.

The buildings stand on land deeded 29 July 1876 from Christof Koller to Elias Livezey (Liber 97, Folio 269), the bulk of the estate labelled "Antietam" in the 1878 Hopkins atlas. Livezey (1819-1921) was a prominent real estate broker and co-founder of the Loudon Park Cemetery (1853). Born in Foxchase, Pennsylvania, he came to Baltimore during the mid-1840s when his Philadelphia business failed during the financial crisis of the Mexican War. Having made prudent land investments during the Civil War, he realized substantial profits during the post-war expansion. His land holdings were scattered across the suburban west side of Baltimore.

Since Livezey's home was in Catonsville it is unlikely that he ever lived at "Antietam". Moreover, it is unknown whether he built any of the present buildings. In any event, the estate was deeded 22 March 1881 to the Thomas Wilson Sanitarium for Children (Liber 121, Folio 407). Livezey appears to have retained some involvement as his grandson remembers childhood visits to the barn during the summer of 1907 or 1908.

The Sanitarium was opened in 1884 as a retreat for children inflicted with "summer complaint". Prior to 1892 when ward and administration buildings were completed at the summit of Mount Wilson, all buildings were located down-slope near Gwynns Falls, and the sanitarium program emphasized Day Excursions. Mothers and children would be transported from the city via the Western Maryland Railroad. A branch line, crossing the stream on an iron bridge, permitted cars to discharge passengers to within several hundred feet of the facilities. Fragments of the tracks and bridge, both rebuilt during the 1920s, remain. To the north were

See continuation sheet.

BA-2073

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet.

10 GEOGRAPHICAL DATAACREAGE OF NOMINATED PROPERTY 1.29 A.QUADRANGLE NAME Reisterstown, Md.QUADRANGLE SCALE 1:24 000

UTM REFERENCES

bldg A	1,8	3,4,8	3,7,0	4,3,6,0	6,6,0	bldg B	1,8	3,4,8	4,3,0	4,3,6,0	6,2,0
	ZONE	EASTING	NORTHING				ZONE	EASTING	NORTHING		
bldg C	1,8	3,4,8	4,2,0	4,3,6,0	6,3,0	bldg D	1,8	3,4,8	3,4,0	4,3,6,0	6,8,0
	ZONE	EASTING	NORTHING				ZONE	EASTING	NORTHING		
E						F					
G						H					

VERBAL BOUNDARY DESCRIPTION

See continuation sheet.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Richard D. Meyer, Historic Sites Surveyor

ORGANIZATION

Maryland Historical Trust

DATE

1980

STREET & NUMBER

21 State Circle

TELEPHONE

(301) 269-2438

CITY OR TOWN

Annapolis

STATE

Maryland 21401

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL _____ STATE _____ LOCAL _____

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

ATTEST:

KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION

BA-2073
Elias Livezey Horse Farm Complex

7(B)

modern grey and red composite shingles, although originally was probably of slate. NW and SE gable ends, as well as the door stoop, are distinguished by Eastlake lattice work found on each verge board, brackets or columns.

The main floor of the interior consists of three similarly sized rooms, each nearly square in plan. Facing the site of the porch is the parlor, flanked on the SE by a small rectangular stairhall. Behind it is the dining room, and flanking it on the NW, the kitchen. Adjoining the parlor/dining room wall is a double fireplace with the dining room hearth fitted into the corner. The NW end of the parlor contains a window seat. For the most part, detailing is undistinguished. However, a major exceptions occurs in the stairhall where small art glass windows and a partially cylindrical closet, overhanging from the second floor just to the right of the stairs, are notable.

The summer kitchen (C), connected to the cottage by a gabled walkway, (a modern addition), is a 1½-story rectangular block set on a stone foundation with a jerkin-head gable roof and an oversized brick chimney adjoining the NW facade. The motif of bracketed dormer with exposed rafters framing a 6/6 double-hung sash window above larger 8/8 paired ones characterizes the right half of the SW facade and left half of the NE facade. A modified version of this motif marks the right half of the NE facade, here without the brackets and with a pair of small separate 9/9 double-hung sash windows. Access into the building is through one set of double doors, centrally located on the SW facade, and through a single door sheltered by a gabled hood on the SE facade. Wall surfaces are sheathed in white German siding; gable ends in white imbricated shingles. The roof is of modern grey and red composite shingles, although originally was probably of slate.

BA-2073
Elias Livezey Horse Farm Complex

7(D)

The corn crib (D) is a 1-story, nearly rectangular block set on stone piers ca. 1' above ground and capped with a gabled roof. NE and SW walls each have a slight outward slant. On the SE facade are a central door and within the gable end, a triangular vent. NE and SE facades are sheathed in horizontal boards, spaced to allow for interior ventilation, while the gable ends are covered with German siding. The roof is now covered with red tar paper.

In addition, there are two sheds, one ca. 50' east of the barn, the other ca. 60' NE, which appear to date from the twentieth century. Both are architecturally and historically insignificant.

Boundary Justification

The former boundaries of the Elias Livezey farm are nearly the same as those for the Thomas Wilson State Hospital. Since most of this property has assumed a much different character and since the major significance of the buildings lay in their architecture rather than their relationship to the property, boundaries for the nomination are set arbitrarily at ca. 50-100' each side of the significant buildings.

BA-2073
Elias Livezey Horse Farm Complex

8.

buildings "connected with the care of the property" (Tompkins, 507), presumably including those still standing. To the south were a main building, an Excursion House, six cottages, ten acres of landscaped lawn, and a large spring. Except for the spring nothing remains of this complex.

9.

Baltimore American, 5 November 1921; 6 November 1921.

Baltimore County Land Records.

Baltimore County Court House, Records Management Office,
Tax Assessment records, second district, 1876 and
1896.

Baltimore County, Transfer Book, 1848-1892 [Baltimore
County Court House, Records Management Office].

Baltimore: Its History and Its People, II, New York,
Historical Publishing, 1912, 416-418.

Baltimore Sun, 2 June 1917; 5 November 1921.

Breckenridge, Minnie Chance, daughter of Thomas Chance,
employee of the Thomas Wilson Sanitarium for
Children (1881-1921), interview with Margaret V.
Williams, 1967 [?], transcription [Margaret V.
Williams collection].

Bromley, Atlas of Baltimore County, 1898.

Evening Sun of Baltimore, 27 October 1915; 30 August 1963.

Half-Century's Progress of the City of Baltimore,
New York: International Publishing, 1886, 195.

BA-2073
Elias Livezey Horse Farm Complex

9. continued

Hopkins, Atlas of Howard County, 1878.

Livesey, Leo. T., grandson of Elias Livezey, interview with author, Baltimore, 3 March 1980.

Report of the Trustees of the Thomas Wilson Sanitarium for Children of Baltimore City, Baltimore, King Brothers, 1911.

Scharff, J. Thomas, Hist. of Baltimore City and County, 2 Volumes, Baltimore, Regional Publishing Company, 1971, 826 (1st ed., 1881).

State Highway Administration, plat # 28807 [Office of Real Estate].

-----, R/W file # 47019 [Office of Real Estate].

Tompkins, J.A. "Thomas Wilson Sanitarium for Children", Lend a Hand, II:9 (Sept. 1887), 505-510.

Williams, Margaret V. "The Forgotten Philanthropist", Maryland State Medical Journal, June 1967, 55-59.

10. Verbal Boundary Description

Beginning at the point on the boundary between the former Mt. Wilson State Hospital property and the former Louis E. Shector property which intersects a line parallel to and 12.5' SW of the SW facade of the corn crib, proceed NE 150' along said boundary, thence turning 90° SE, proceed 375', thence turning 90° SW, proceed 150', thence turning 90° SW, proceed 375' to the point of origin. (see SHA plat).

BA-2073
Elias Livezey Horse Farm Complex

Chain of Title

Mt. Wilson (now Thomas Wilson) State Hospital to
State Roads Commission
16 February 1962 3961/020

Thomas Wilson Sanitarium for Children to Maryland
Tuberculosis Sanitarium
12 August 1924

Elias Livezey and wife to Thomas Wilson Sanitarium
22 March 1881 WMI 121/407

Christof Koller and wife to Elias Livezey
29 July 1876 97/269

Samuel H. Lyon and others to Christof Koller
12 February 1868 58/15

BA-2073

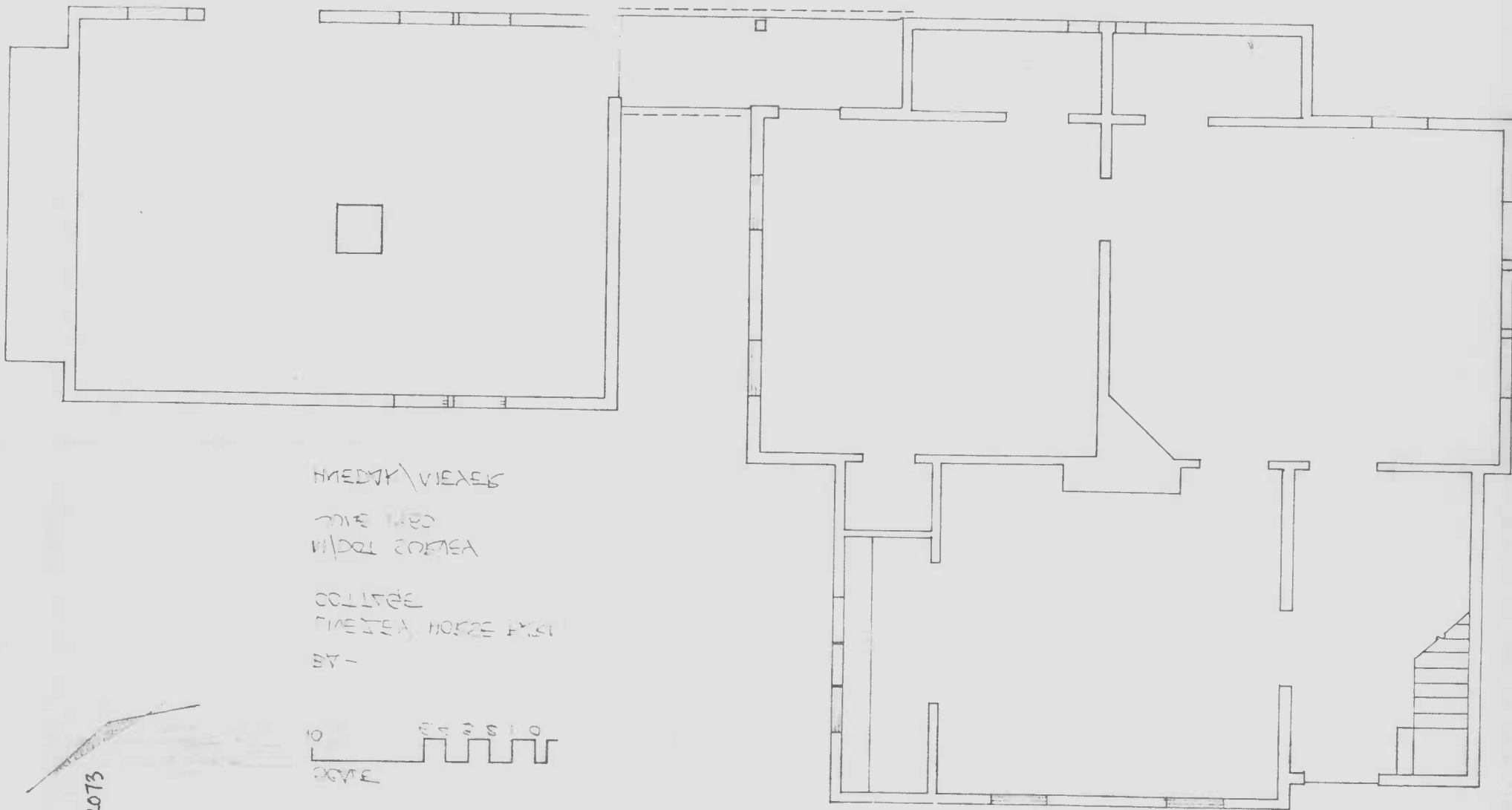
LIVEZEY HORSE FARM - DRAWINGS ARE FOUND IN HORIZONTAL MAP
FILE, DRAWER 5, MHT LIBRARY.

Drawings include: site plan, 1st floor plan
of cottage.

Drawings done on mylar film.

DISTRICT 2 - continued -

- 2073 ELIAS LIVEZEY HORSE FARM COMPLEX - c1870 - Mount Wilson Lane, Pikesville. This complex (west of Gwynns Falls) belonged to Elias Livezey before the farm was converted to the Thomas Wilson Sanitarium for Children in 1881. In 1924, the property came into public ownership under Maryland Tuberculosis Sanitarium. These buildings are Victorian in style, built of frame and clapboard with decorative use of fish-scale shingles. The stable has Jerkinhead roofing and a tall louvered cupola. The farm group was once believed to lie in the path of the proposed Northwest Expressway but that route when completed c1983 was somewhat to the east. The buildings, and also the brick power plant, fall within the 100-year flood plain (See Plate 52 of Gwynns Falls study). These structures were slated for demolition under the development plan filed in 1984 after the hospital had been closed by the State. (Surveyed in 1980 by John Hnedak of the Maryland Historical Trust).
- 2073A BARN
2073B COTTAGE
2073C SUMMER KITCHEN
2073D CORN CRIB
- 2103 POWHATAN FACTORY OUTBUILDING - 18__ - 2130 Woodlawn Drive, Woodlawn. This stone, one-story structure is located north of Woodlawn Drive-Gwynn Oak Avenue, on the east bank of Gwynns Falls inside Woodlawn Cemetery. The Powhatan Factory of 181__ was destroyed by fire in 189__ and the remaining Pocohontas Factory and all the outbuildings except this one were removed to lay out the cemetery. The original company town cemetery is now part of the commercial cemetery. The building is of granite, set in a grove of conifers, and used for equipment storage. The breached factory dam is several hundred yards upstream of the bridge on the cemetery driveway.
- 2104 POWHATAN FACTORY CHAPEL - 1873 - 2119 Gwynn Oak Avenue, Woodlawn. The present Methodist church ~~is~~ ^{near meeting rooms are} the original Methodist church built on the east side of Gwynns Falls by the Powhatan Factory Company in 1873, following the loss of an earlier church to a tornado. The structure was acquired by the present congregation after the demise of the manufacturing complex. It was moved ^{February} intact over the falls on a bridge of empty whiskey barrels in 1904. ^{adjoining} The larger frame church closer to the street dates from 1932. ^
- 2105 WOODLAWN SCHOOL HOUSE - 1905 - 2120 Gwynn Oak Avenue, Woodlawn. This surplus school, now used as a community center, was built after the suburb of Woodlawn replaced the company town of Powhatan. It is a hip-roofed, one-story, granite structure with a shallow entrance pavilion. It adjoins a brick elementary school that superseded it.



WEDDY/VIEVER

THE WED
W/DOL CORNER

COLLAGE
TIMEA, HORSE FISH
BY -



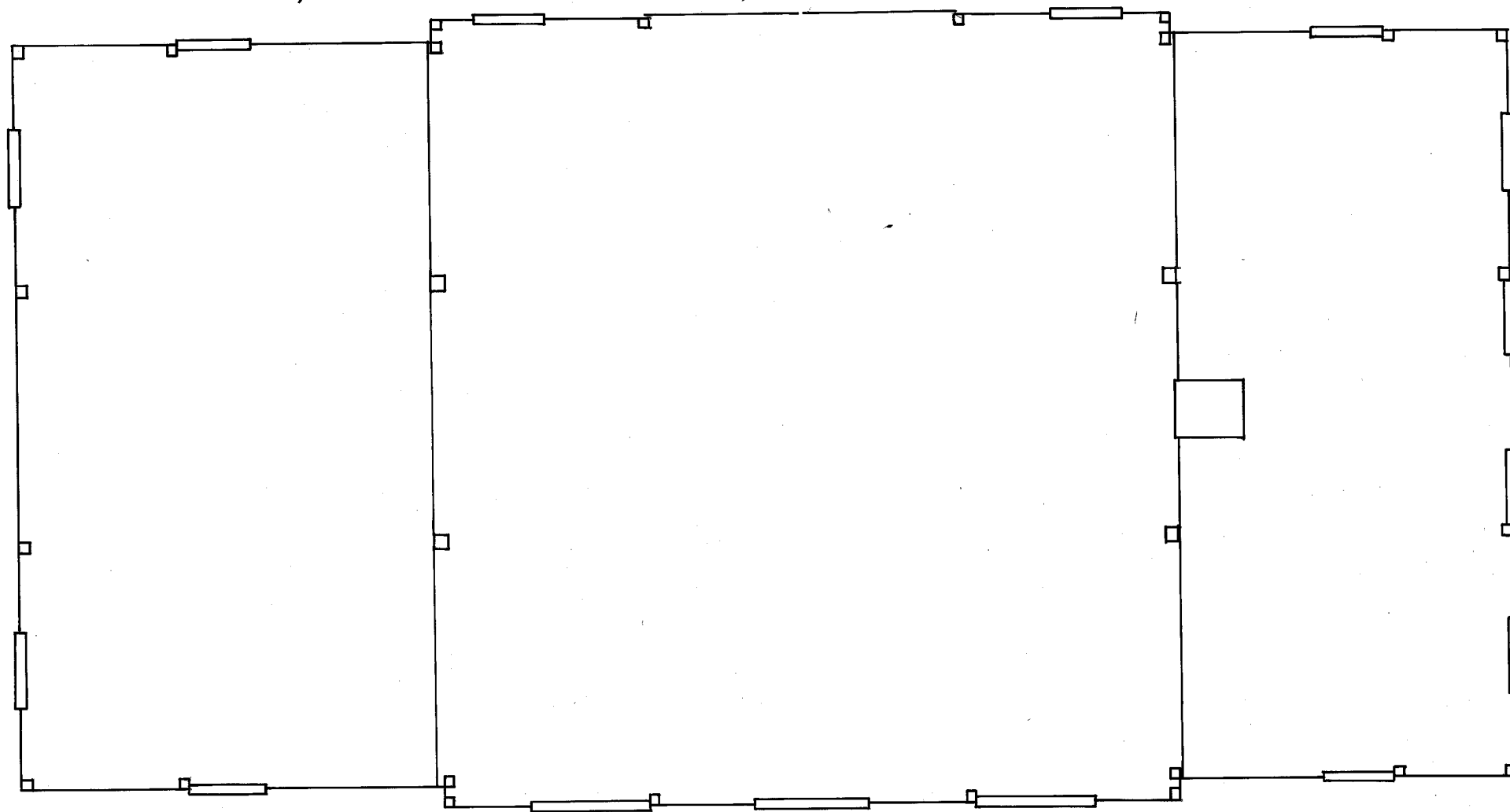
BA 2073

LIVEZEY HORSE FARM

BA-2073

PLAN OF BARN UPPER FLOOR

HNEEDAK/MEYER JUNE 1980, M/DOT SURVEY



GROUNDPLAN

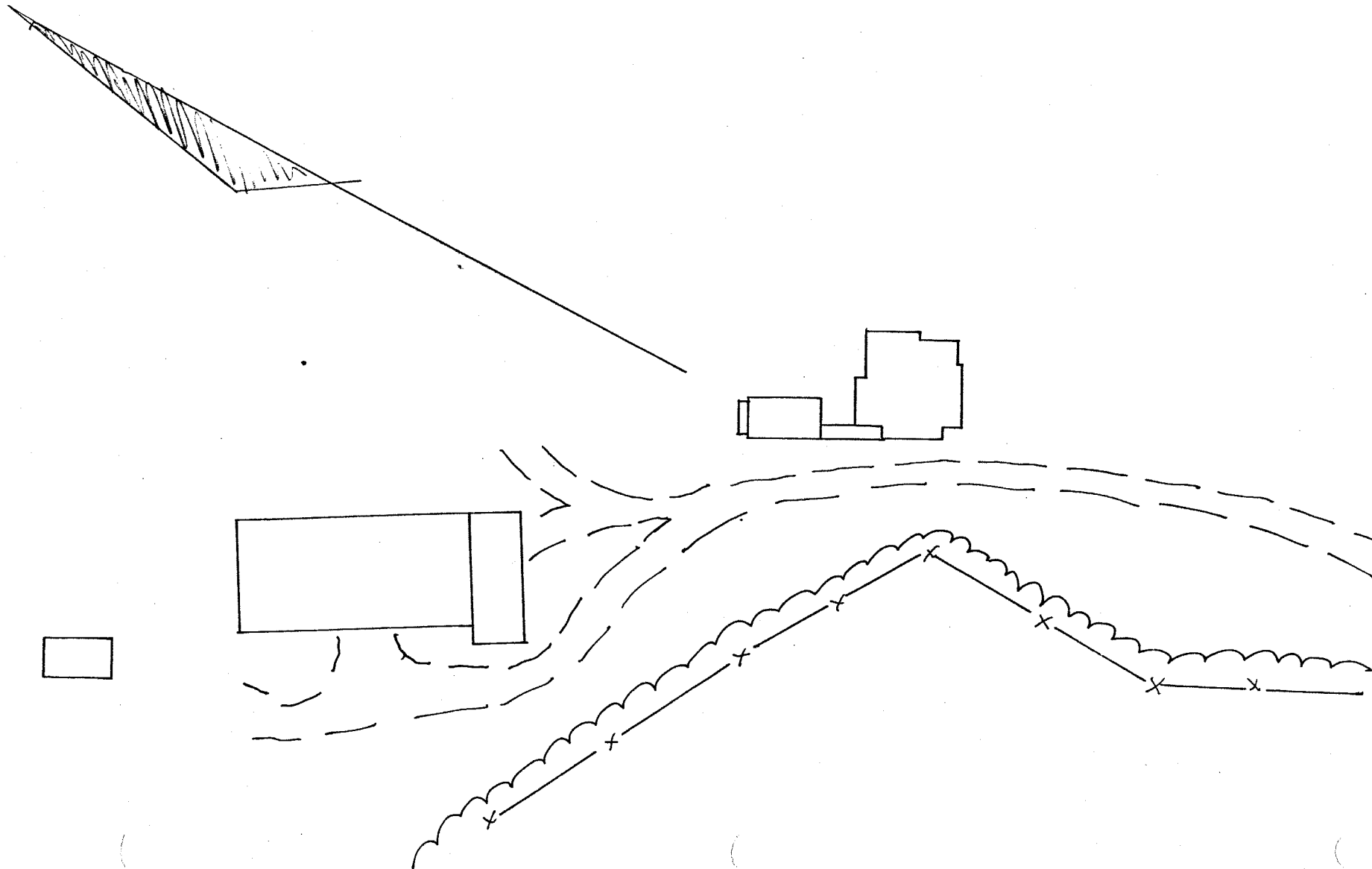
BA - 2073

LIVEZEY HORSE FARM

M/DOT SURVEY

JUNE 1980

HNEDOK/MEYER



TO BALTIMORE

TO REISTERSTOWN

Woods

C&P #46

C&P #47

Shed

375'

Line of Through Highway

Right of Way Line of Through Highway as shown on Plat No. 23383

Drive

2 1/2 Stk. Frame

Barn

Corn Crib

NOW
S.H.C.

36" Fir

Shed

(Con.)

(Con.)

Curve ML #33

+90'

191

Survey Line Northwest

186

187

188

189

190

Base Line Of Right Of Way as shown on Plat No. 23383.

Twin Cherry

375'

8" TC

Pig Pen

Northwestern Expr. N.B.L.

187

188

189

190

191

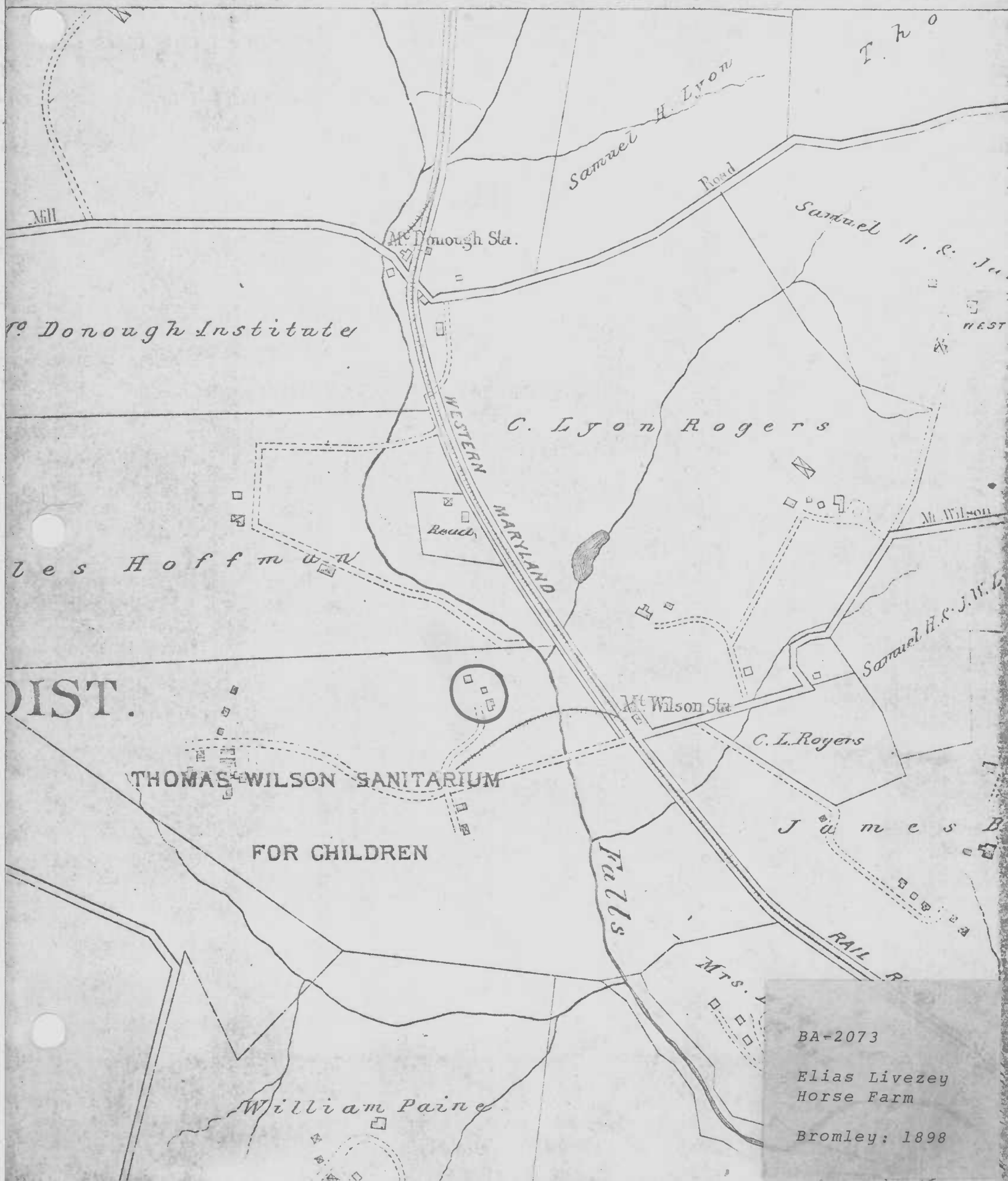
Base Line Of Right Of Way as shown on Plat No. 23383.

Curve ML #32

N 48°-19'-15" W

Falls

BA-2073
Elias Livezey
Horse Farm Complex
SHA plat# 28807



BA-2073

Elias Livezey
Horse Farm

Bromley: 1898

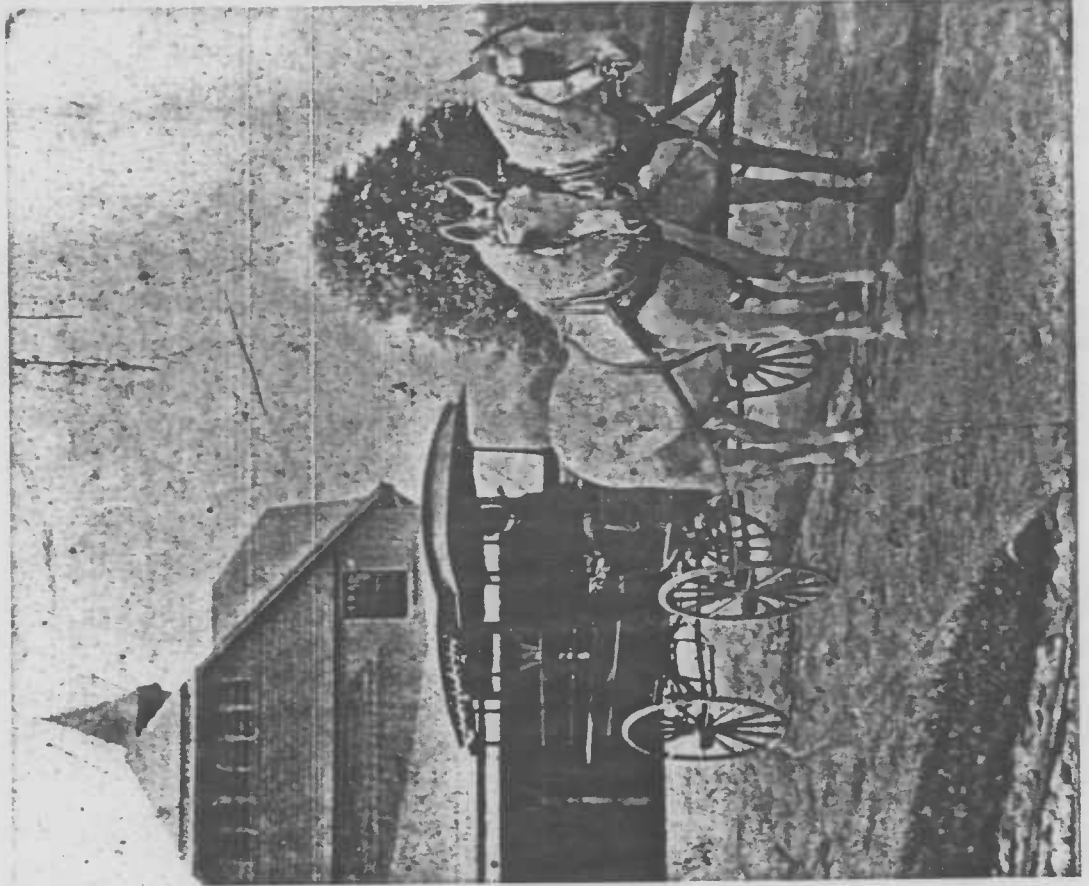


BA-2073

Elias Livezey
Horse Farm

Hopkins: 1878

BA-2073



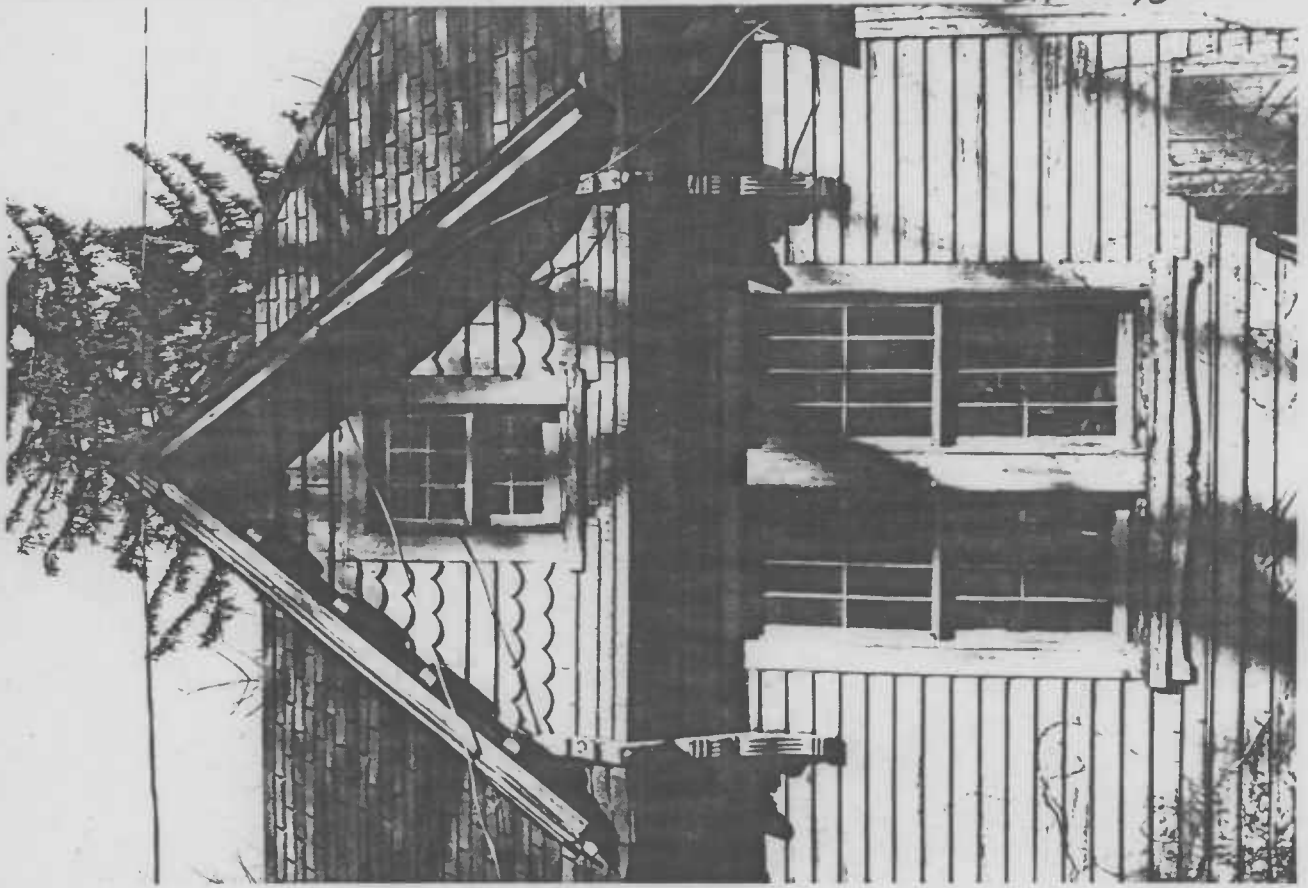
BA-2673



BH 2073



BA-2073



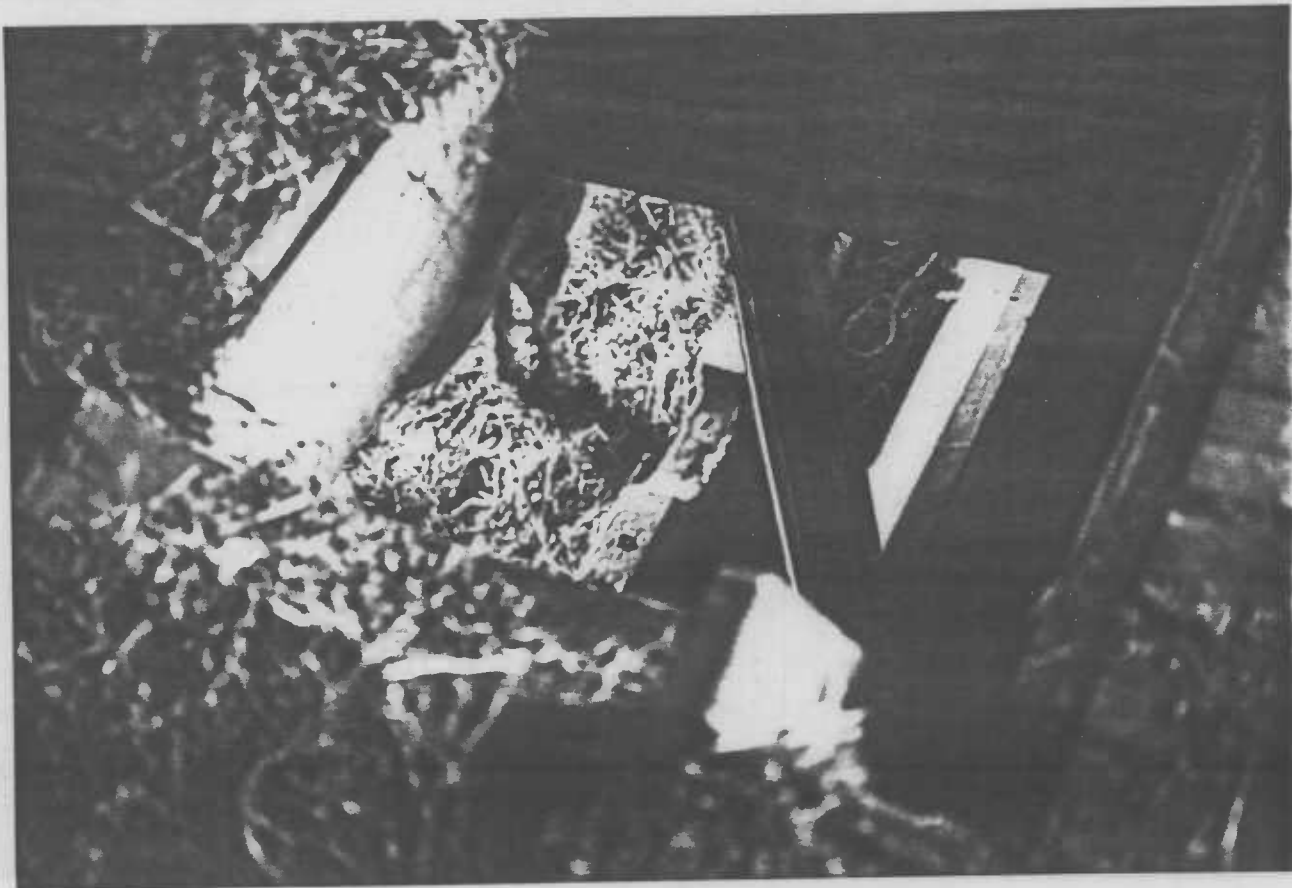
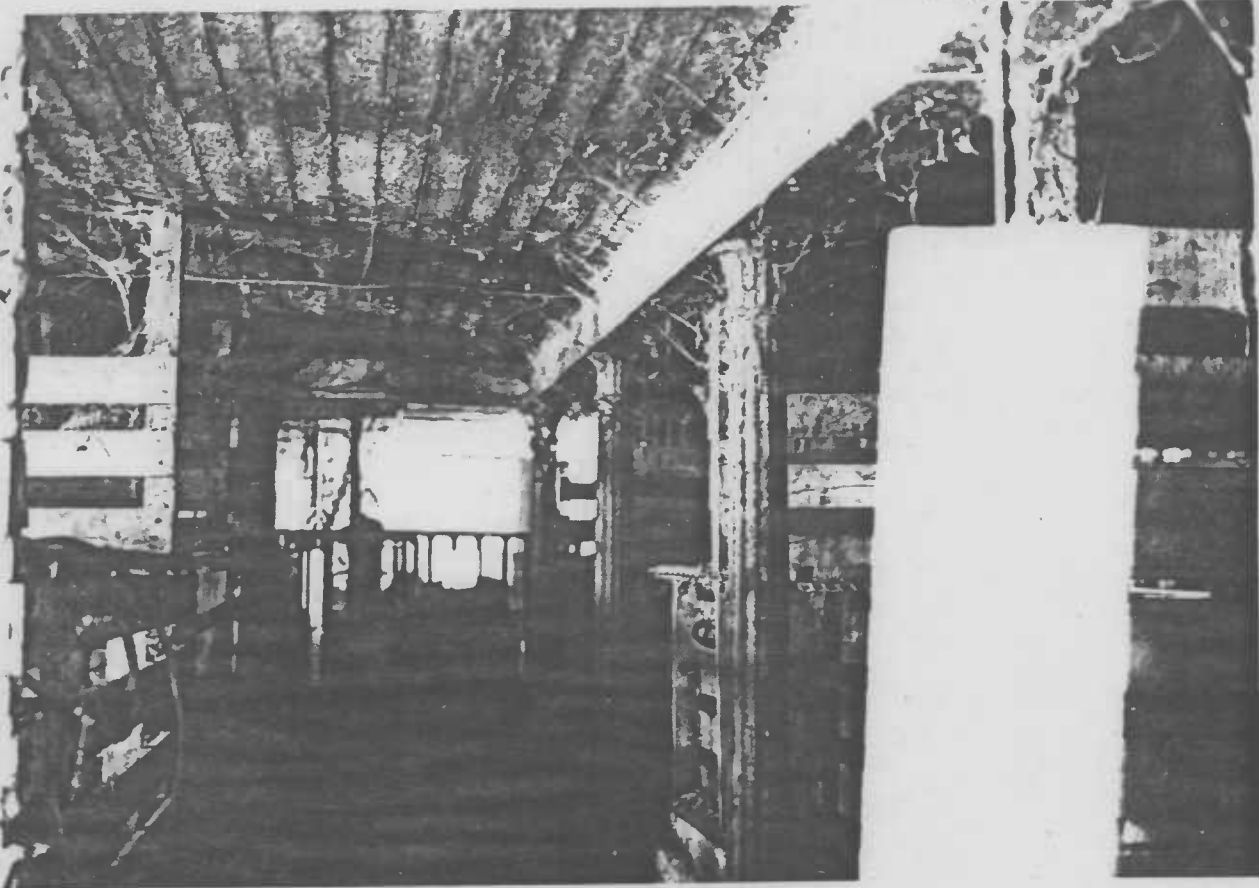
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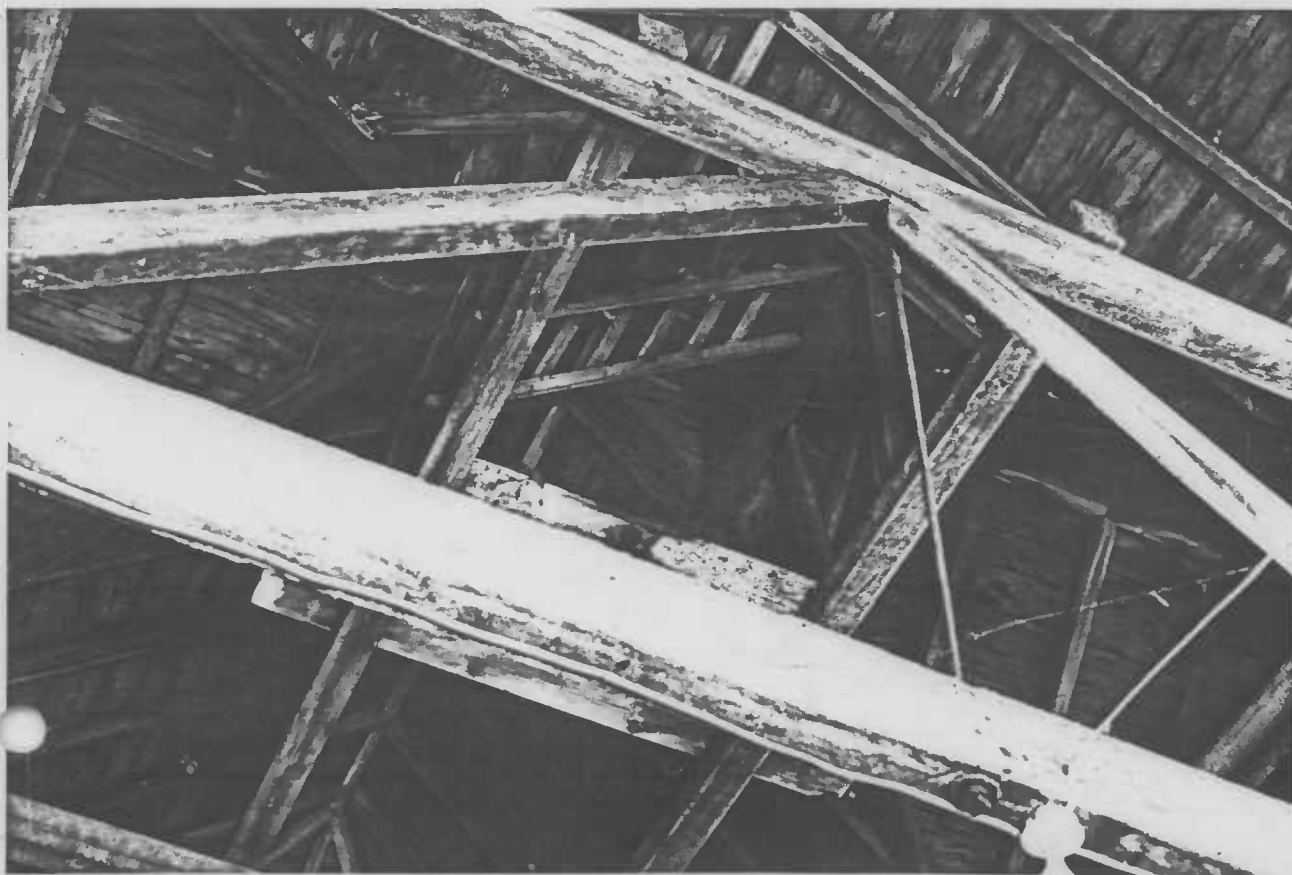
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